

**MINUTES OF REGULAR SESSION
PIPERTON BOARD OF MAYOR AND COMMISSIONERS
March 21, 2017, 7:00 P.M.**

The Piperton Board of Mayor and Commissioners met in regular session on March 21, 2017 at 7:00 p.m. at City Hall, with Board members: Mayor Henry Coats, Vice-Mayor Mike Binkley, and Commissioner Preston Trotter present. Commissioner Hugh Davis, Commissioner Neil Taylor, and City Planner Brett Morgan were absent. City Manager Steve Steinbach, Finance Director Maria George, City Engineer Harvey Matheny, Public Works Director Terry Parker, City Recorder Beverly Holloway, Police Chief Phil Hendricks, Fire Chief Reed Bullock were also present, along with Carolyn and Butch Rhea, William Meacham, Charles McElwee, Buddy Petty (RateStudies), Fayette County Mayor Skip Taylor and Officer Jeff Norton in the audience.

Agenda item 1. Call to order, establish quorum

Action taken: Mayor Henry Coats called the meeting to order at 7:00 p.m., and established that a quorum was present.

Agenda item 2. Prayer and Pledge of Allegiance to the American Flag

Action taken: Charles McElwee led in the opening Prayer and Fire Chief Reed Bullock led in the Pledge of Allegiance to the American Flag.

Agenda item 3. Any changes to the Agenda; Motion to adopt the Agenda

Action taken: There were no changes to the Agenda and Vice-Mayor Mike Binkley moved to adopt the Agenda, seconded by Commissioner Preston Trotter. The Motion received all affirmative votes.

Agenda item 4. Any changes to the Minutes of February 21, 2017; Motion to adopt the Minutes of February 21, 2017.

Action taken: There were no changes to the Minutes of February 21, 2017, Commissioner Trotter moved to adopt the Minutes of 02/21/17, seconded by Vice-Mayor Binkley. The Motion received all affirmative votes.

Agenda item 5. Review/approval of Financial Reports, Building Inspector's Report, Fireman's Report and Police Report

Steve Steinbach, City Manager, stated as we get close to the end of our fiscal year, collections are fairly favorable across the board, has almost collected the entire budgeted amount of sales tax, the balance of funds for our enterprise operation continue to remain strong and are in good shape.

Mr. Steinbach on the Building Inspector's report stated there is an increase of activity over January with a slight decrease in activity from this time last year as we have hit a ceiling with regards to available lots and we have both Boyle and Mike Russell scheduled to deliver lots, Mr. Russell will probably deliver the end of spring and Boyle will perhaps deliver early spring of next year and that will offer another 30 lots on the market.

Fire Chief Reed Bullock stated for the month of February there were 19 total calls, medical calls were up with 9 for the month and 2 motor vehicle crashes, Chief along with another fireman attended a heavy vehicle extraction class in anticipation of the increased truck traffic when I-269 opens and the industrial areas to our south and east, also have been putting flyers out for volunteers which will be Monday night on April 3rd.

Police Chief Phil Hendricks stated during the month of February there were 63 dispatched calls, 6 incident reports, 5 arrest reports, and 4 motor vehicles crashes.

Action taken: Vice-Mayor Binkley moved to approve all reports, seconded by Commissioner Trotter. The Motion received all affirmative votes.

Agenda item 6. Industrial Development Board Appointments

Mayor Coats stated Mark Jenkins, Chairman of the IDB, has requested approval on extending Jack Murphy's term to December 31, 2021, and reappointing Joel Townsend who was previously a member of the IDB but had to step down for family reasons, he is ready to serve again and will replace Ray Peak, whose term expires December 31, 2019, and also to appoint Wes Hicks as a new board member with his term expiring December 31, 2019

Action taken: Commissioner Trotter moved to approve the three individuals recommended for addition or extension on the IDB Board, seconded by Vice-Mayor Binkley. The Motion received all affirmative votes.

Agenda item 7. Sewer/Water Rate Study Proposal – recommendation and consideration of proposal acceptance – RateStudies

Mr. Steinbach stated this is an item related to our budgeted water and sewer rate study that the Board approved as part of the fiscal year 2017 Budget and had asked Harvey Matheny to find an expert in this area to assist us to gain an understanding of what we will need to do with regards to our rates, and to help us gain a better understanding of depreciation burdens and challenges and Mr. Matheny found that individual, Mr. Buddy Petty of RateStudies.

Mr. Matheny recommended approval of the agreement with RateStudies.

Mr. Petty gave a brief introduction.

Vice-Mayor Binkley inquired if the rate study will consist of where we are at today or where we are going.

Mr. Petty stated both, it will show you where you have been for the last five years and where you will plan on going for the next five years.

Mr. Steinbach stated the proposal before you is within the amounts the Board budgeted for and staff recommends Mr. Petty.

Action taken: Commissioner Trotter moved to approve the recommendation of RateStudies to do the rate study, seconded by Vice-Mayor Binkley. The Motion received all affirmative votes.

Agenda item 8. Resolution No. 17-191, authorizing the Mayor to enter into a State Industrial Access Program contract with TDOT for certain improvements to Keough Road associated with the Pyramex Safety Products project.

Mr. Steinbach stated the Planning Commission at its last meeting approved the site plan for the new Pyramex Safety facility that is proposed to be constructed on the northside of Keough Road just west of Hwy 385/I-269 overpass and part of that project involves some fairly significant infrastructure improvements, the Mayor has been working hard with the State on two accounts, the State Industrial Access Program as well as Economic Development Grants for possible infrastructure extension, and the agreement before you is the State's standard agreement and the proposal is to expand and widen Keough on the northside that would result in two travel lanes and dedicated turn lane for the industrial truck traffic and are scheduled to meet with the State officials in early April on site and it is our hope that Keough will be extended all the way to Collierville on the west so that meets up with the section that exists at Central Woodwork, and this authorizes the Mayor to enter into.

Commissioner Trotter inquired if there is cost sharing involved.

Mr. Steinbach stated the cost sharing component can be related to additional items outside of their standard scope, this is unique granted generally the State Industrial Access program is for the construction of new roads and it is our position that the construction of additional lanes will cost less than a new road but it certainly meets with the intent of the program

so if the State sees it differently they will let us know and either way the site plan was conditioned upon Pyramex making those improvements so it would be a win for Pyramex if we can get this program approved, and under the program selection we have identified the State and its contractor to do the work in conjunction with what Pyramex would do onsite.

Action taken: Vice-Mayor Binkley moved to adopt Resolution No. 171-191, seconded by Commissioner Trotter. The Motion received all affirmative votes.

Agenda item 9. Resolution 17-192, to authorize and appropriate funds for an Actuarial Study to determine the cost(s) associated with participation in the Tennessee consolidated Retirement System (TCRS)

Mr. Steinbach stated currently Piperton's benefit to its employees consist of a defined contribution plan in which the City matches an employee contribution into a 457 plan that is self-directed, the employee bears the burden of investing those dollars as he or she deems appropriate so staff decided to look into a defined benefit plan which is a traditional pension and the State's pension plan is one of the better managed plans and it offers several options and the defined contribution which the Board elected to move our funds from Nationwide to the State, the State also provides for and manages a defined benefits plan, the assumption was made that the State was already well into the study per Commissioner Trotter's question last time but was mistaken the State requires an actual Resolution which is before you and has hi-lighted some areas that staff needs to understand, they will study a couple of options and each one of the options has a specific component too it so the Board will see that the Resolution provides for the type of plan to be adopted, and went over the components of the Resolution for the Board.

Vice-Mayor Binkley inquired on the cost of \$1,090.00

Mr. Steinbach stated that \$1,500.00 had been budgeted and we did so based on the assumption that we may look at a different scenario but the State gave me the approval to transfer the first two that are included in the study so I am assuming we will not have to pay the upcharge at least that was what was conveyed.

Action taken: Vice-Mayor Binkley moved to adopt Resolution 17-192, seconded by Commissioner Trotter. The Motion received all affirmative votes.

Agenda item 10. Resolution No. 17-190, adopting a Public Records Policy

Mr. Steinbach stated the State of Tennessee passed a statue requiring that governing entities approve a public records policy by July 1, 2017, the reality is most already have such a policy, the State provided a model Resolution for that purpose and to ensure that we are in compliance with the request that the policy that is adopted and posed no additional burden than what the State Law provides, staff is recommending the adoption of the State model after the City Attorney reviewed it and amended it.

Action taken: Commissioner Trotter motioned to approve Resolution No. 17-190, seconded by Vice-Mayor Binkley. The Motion received all affirmative votes.

Agenda item 11. Recess: hold Public Hearing concerning Ordinance No. 276-17, amending Zoning Ordinance height requirements for M-1, M-2, and M-3 Industrial Zoning Districts

Action taken: Vice-Mayor Binkley moved to recess, seconded by Commissioner Trotter. The Motion received all affirmative votes.

Mr. Steinbach stated this item was taken up by the Planning Commission in association with the Pyramex building, currently our maximum height permitted under the Ordinance is a 35 foot two story structure, in looking at this the City had previously approved a similar maximum height for the MCR structure that was part of a planned development which permits the City to adjust the Ordinance given the circumstances that may be appropriate, we weighed heavily on the Fire Chief's input on this and felt like we were not compromising our position to the extend it was something we couldn't address, so this amendment would now be applicable to all conventional

M-1, M-2 and M-3 districts and be allowed by right opposed to just developments in our PD-O or planned developments, so staff recommends the adoption.

Vice-Mayor Binkley inquired of Chief Bullock, his concerns on the matter and where we got to firefighting ability of the higher heights.

Fire Chief Bullock stated currently we don't have aerial apparatus, one thing benefitting us that reduces and mitigates some of the hazard is we have the sprinkler Ordinance and all of our commercial structures have to be sprinkled, we do have HVAC units on top of the structures or could have a medical emergency with a worker there but we have certain capabilities and resources we can call to assist with that and realizing at some point we will have to grow but doesn't feel this will put undue burden on the us where we come back to the Board requesting additional equipment.

Vice-Mayor Binkley inquired if we have the capability of requesting a ladder truck from Collierville.

Fire Chief Bullock stated he can ask for mutual aid assistance from them or Shelby County, there are two in close proximity.

Action taken: Commissioner Trotter moved to reconvene, seconded by Vice-Mayor Binkley. The Motion received all affirmative votes.

New Agenda item 12. Second Reading, Ordinance No. 276-17, amending Zoning Ordinance height requirements for M-1, M-2, and M-3 Industrial Zoning Districts.

Action taken: Commissioner Trotter moved to approve Ordinance No. 276-17 on second reading, seconded by Vice-Mayor Binkley. The Motion received all affirmative votes.

Agenda item 13. Any other old/new business, questions or matters from the audience

Mr. Steinbach stated the Mayor has instructed your City Manager to secure funding for welcome bags.

Mayor Coats stated we are getting a welcome kit together for all new residents that will be a reusable bag with vendors placing honey, coupons that will encourage shopping local with the price around \$475.00 to \$500.00.

Mr. Steinbach stated we will absorb that within the General Fund Budget.

Butch Rhea with the Fayette Falcon offered to pay for the kits and also will provide subscription coupons and anything else they could help with.

Mayor Coats stated Thank you to Mr. Rhea but a Piperton Logo has been placed on the ordered bags.

Agenda item 14. Adjournment

Action taken: Vice-Mayor Binkley moved to adjourn, seconded by Commissioner Trotter. The Motion received all affirmative votes and the meeting was adjourned at 7:39 p.m.

Respectfully submitted,

Beverly Holloway, City Recorder

Approved: _____ date: _____